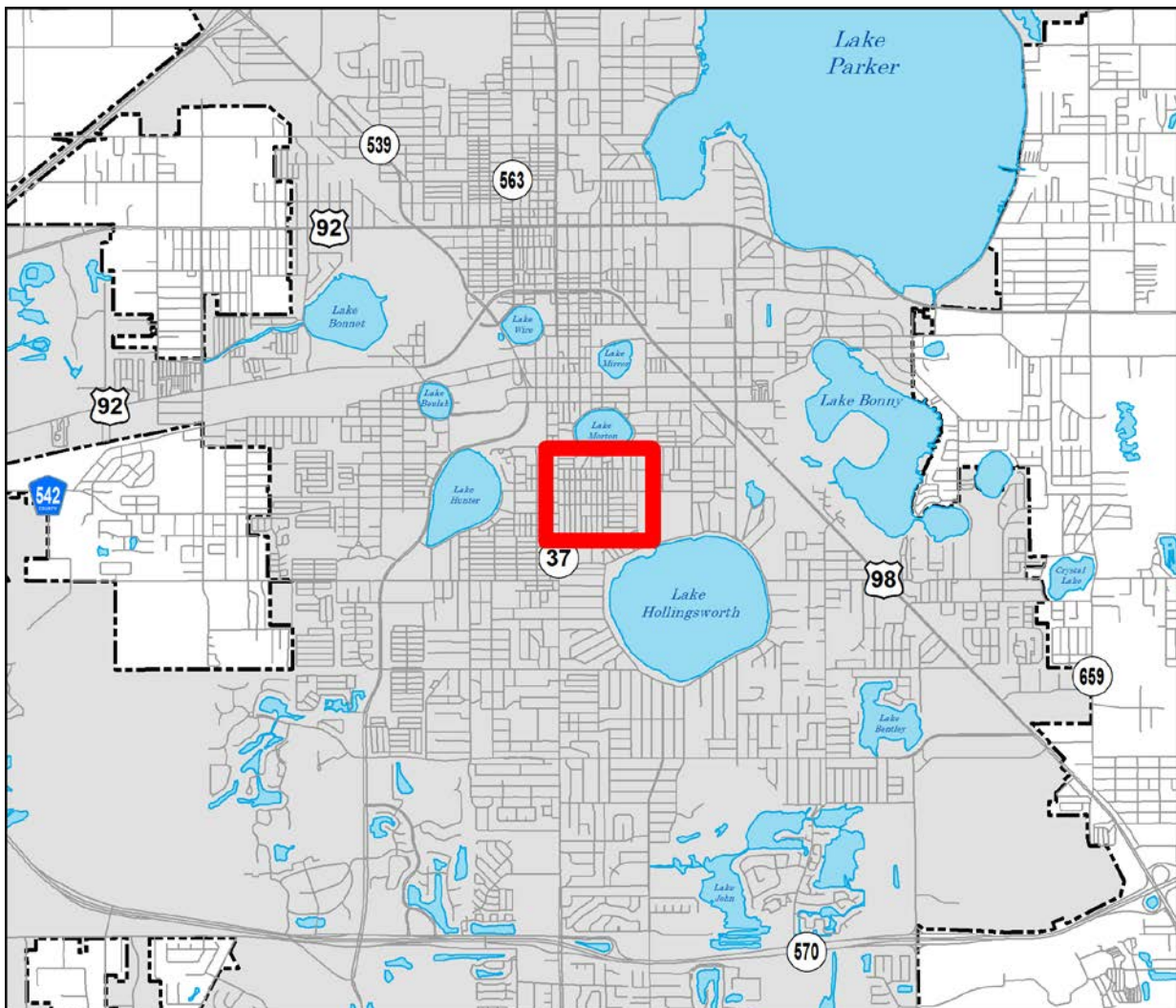


Community & Economic Development Staff Recommendation

Date:	November 19, 2019	Reviewer:	Joshua Cheney
Project No:	CUP19-009	Location:	417 Frank Lloyd Wright Way
Owner:	Steve Shelnut		
Applicant:	Thomas Brawner		
Current Zoning:	MF-12 (Multi-Family)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	October 15, 2019	P&Z Final Decision:	November 19, 2019
Request:	A conditional use to allow for a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way.		

1.0 Location Maps



2.0 Background

2.1 Summary

Thomas Brawner requests conditional use approval to allow a preschool with a maximum capacity of 70 students on property located at 417 Frank Lloyd Wright Way. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, located at the southwest corner of the intersection of Frank Lloyd Wright Way and Success Avenue, is 0.5 acres in area and improved with an existing 7,264 sq. ft. single-family detached home originally built in 1917 according to Property Appraiser records. The property has a future land use designation of RM (Residential Medium) and is presently zoned MF-12 (Multi-Family Residential).

The subject property is located within the South Lake Morton Historic District. The prominent two-story house on the subject property, known locally as the Columbus W. Deen House, is considered to be a major contributing building to the South Lake Morton Historic District due to its unique architectural style and historic significance. While originally built as a single-family home, the property was sold following the death of Mr. Deen in 1927 and briefly converted for use as a private hospital and sanitarium in the 1930s. In 1940, the property was purchased by Florida Southern College and used as housing for both faculty and students. Both uses were established prior to the adoption of zoning by the City in 1950.

By the early 1990s, the property was in poor condition as a result of deferred maintenance and multiple alterations. In 1994, the college sold the property to Mr. Lon Stanley who over the next few years meticulously restored the property to its original use as a single-family home. The current owner, Mr. Steve Shelnut, purchased the property from Mr. Stanley in 2012.

Project Background

The applicant requests conditional use approval to convert the existing single-family home into a pre-school for up to 70 children with a maximum of seven faculty members. A copy of the proposed site development plan showing proposed parking, pedestrian and ADA facilities, and the location of a children’s play area is included as Attachment “C.”

2.3 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Multi-family residential	RM	MF-12	UNH
South	Single-family residential	RM	RA-4	UNH
East	Single-family residential	RM	RA-4	UNH
West	Off-street parking	RM	RA-4	UNH

2.4 Attachments

3.0 Discussion

The minimum parking requirement for the proposed use is one space per employee, plus one space per six pupils, requiring a total of 19 spaces. The site plan shows a total of 14 off-street parking spaces and five additional on-street parking spaces located within the right-of-way off of Frank Lloyd Wright Way. Four of the off-street parking spaces are shown in a parallel parking configuration within the existing residential driveway. These spaces would be accessed using Success Avenue and restricted to staff use only. In accordance with Sub-Section 4.11.4.5 of the Land Development Code, adequate maneuvering space would have to be provided to ensure that vehicles parked in the driveway do not back into Success Avenue. The remaining 10 off-street parking spaces are shown in the rear yard area as angled parking with access off of an existing north-south alley.

To access these spaces, traffic would enter the alley from the south via Charles Street and exit to the north via Frank Lloyd Wright Way. The alley, which is 10 feet in width, is used to provide solid waste collection services and rear yard access for eight residential properties located within the block bounded by South Boulevard and Success Avenue. Access to the alley is constrained by above ground utilities and nonconforming structures such as garages and sheds which are located on or immediately adjacent to the alley. The alley is further constrained by the placement of solid waste collection bins and yard debris, within or adjacent to the alley. On Thursdays and Fridays, the City provides collection services for household trash, yard waste, and recycling within the alley. No commercial uses are served by the alley.

Approval of the conditional use would introduce a significant amount of new traffic onto the alley during the early morning and late afternoon hours when students would be dropped off and picked up. Per the Institute of Transportation Engineers' *Trip Generation Manual 10th Edition*, a Day Care Center (Code 565) with 70 students is expected to generate 286 Daily Trips and 55 Peak Hour Trips during the A.M. and P.M. Peak Periods for Adjacent Street Traffic (7-9 A.M. and 4-6 P.M., respectively). Residential uses that abut the alley would bear a significant amount of the impacts associated with the additional vehicle trips. Such impacts include vehicle noise and emissions, limited access to rear yards during school hours, and potential property damage due to the narrow width of the alley and the hazards identified above.

During the Public Hearing last month, a large number of Lake Morton residents appeared before the Planning and Zoning Board to share their concerns about the proposed childcare facility use. Likewise, there were also a large number of supporters for the school present, most of whom did not reside in the neighborhood, who spoke in favor of the request.

Residents of the neighborhood were overwhelmingly opposed to the request due to concerns about traffic, noise, exterior changes to the prominent historic property, and the overall negative impact on the surrounding neighborhood. Those who spoke in favor of the request emphasized the need for additional childcare facilities in the City and suggested that the applicant and his wife would do an outstanding job converting the historic residential structure into a childcare facility.

This request to modify the building was presented for approval at the October 24th meeting of the Historic Preservation Board's Design Review Committee (DRC). While the DRC did not have any

issues with the use of the residential driveway for faculty parking as shown on the site plan, the request for the 10 off-street parking spaces that would be served by the alley, along with a proposed fire escape on the west side of the building, were denied as being detrimental to the historic integrity of the property.

On multiple occasions, going back to the initial meeting when the request was first presented to the City's Development Review Team (DRT) on August 7, 2019, staff has encouraged the applicant to procure additional property for off-site parking for the proposed use. St. Joseph's Academy, which is owned by the Diocese of Orlando, currently maintains an underutilized parking lot located immediately to the west at 906 South Boulevard. The ideal solution would be for the applicant to either buy, or obtain a long-term lease from the church, which would allow for the property to be used as off-street parking or for an access route for the school in perpetuity. Either option would require school traffic to circulate through St. Joseph's property using the existing driveways off of South Boulevard, in lieu of loading all of the traffic on the north-south alley as currently proposed.

In the absence of this or other possible solutions, staff cannot recommend approval due to the substantial impacts on adjacent properties that would result if the alley is used to circulate school traffic to and from the site. As such, staff recommends that the application be denied without prejudice to allow the applicant to reapply at any time, and without further delay, if an agreement with St. Joseph's or another option is obtained.

3.1 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning and Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is inconsistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

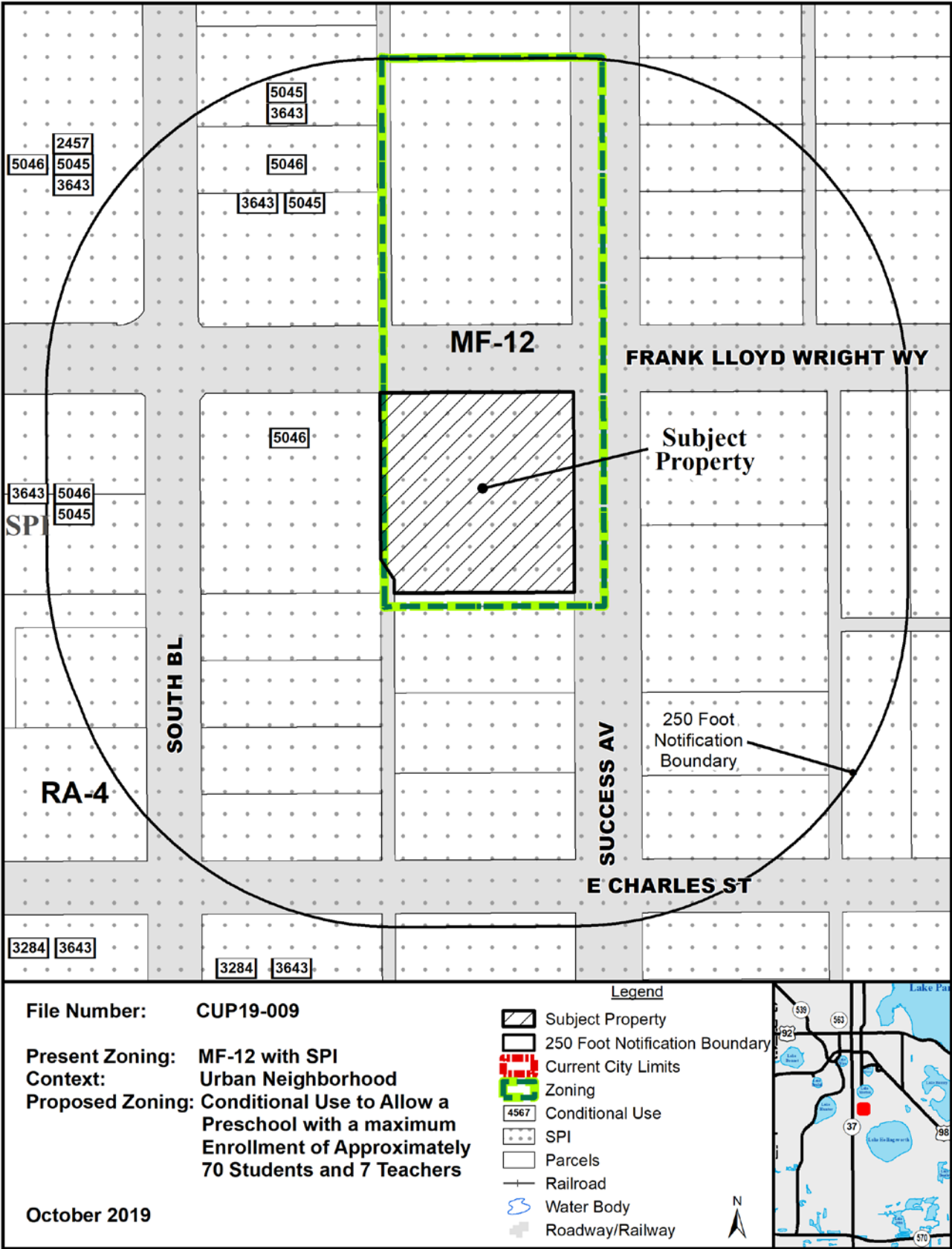
The Community and Economic Development Department reviewed this request and recommended that the request for a conditional use for a pre-school be denied without prejudice.

ATTACHMENT "A"

Legal Description:

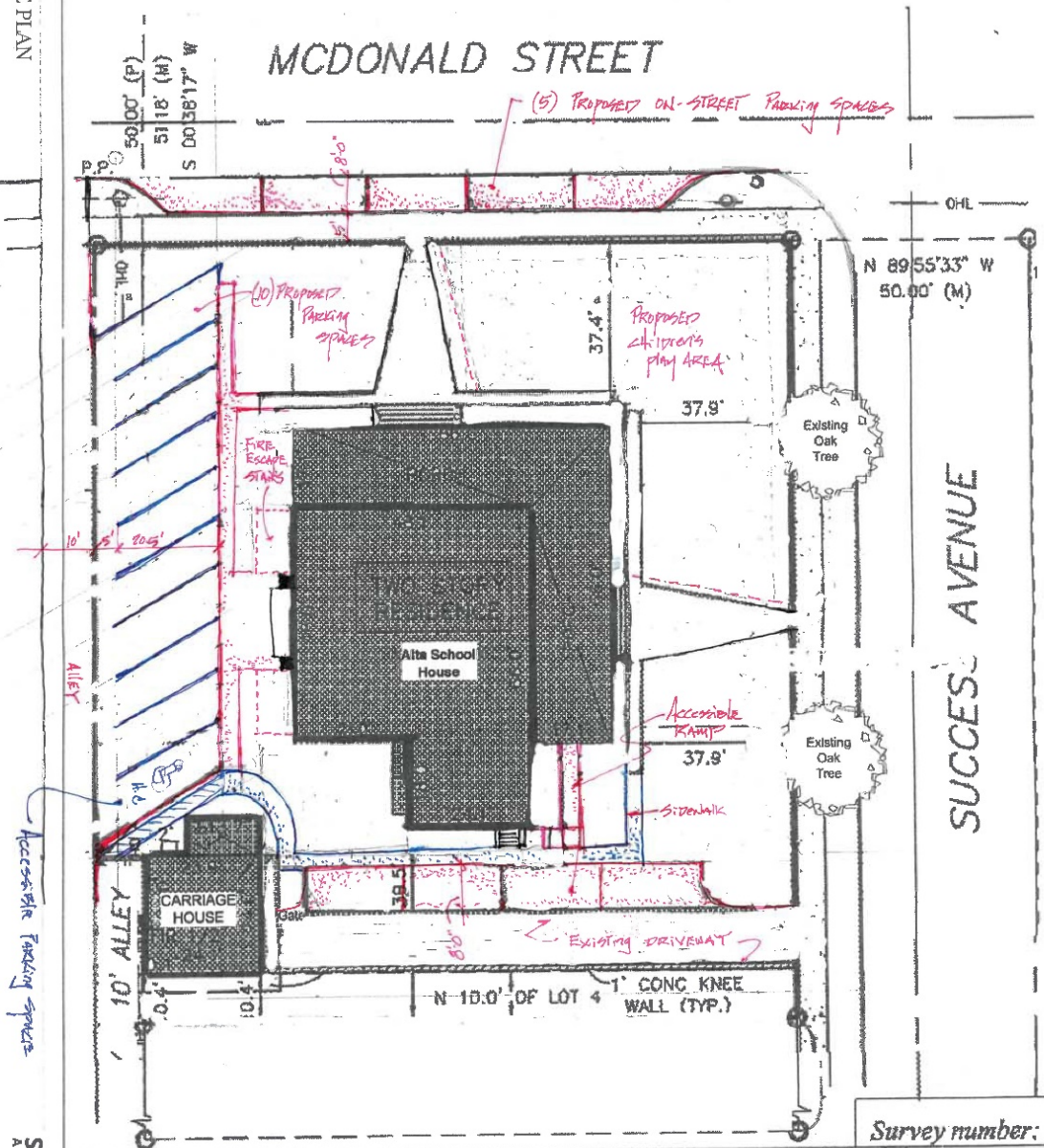
DIXIELAND PB 1 PG 67 BLK 4 LOTS 1 2 & 3 & N 140 FT OF CLOSED ALLEY BETWEEN LOTS 1 THRU 3 & 12 THRU 14
LESS BEG 10 FT N OF SE COR LOT 12 RUN N 15 FT S 33 DEG 41 MIN 00 SEC E 18.03 FT W 10 FT TO POB

ATTACHMENT "B"



ATTACHMENT "C"

ARCHITECTURAL SITE PLAN



STRAUGHN TROUT
ARCHITECTS